

MP UPDATE 4-21-23

Dear Unit Owners,

Since our April Board Meeting Minutes will not be approved until the October meeting, the Board would like to provide highlights from the meeting, and give you what updates we have regarding our property.

Building Inspection

The week of April 24 - 28, the insurance carrier will be completing their inspection of each unit, as well as the property in general. The inspection teams will be here at 8:30 AM. We cannot tell you when a team will arrive at your unit. It will be up to the inspectors to determine which floors they will do first. Please be ready for the team anytime after 8:30 AM.

This inspection will not include the power water test. American Coastal will have the option to order that at a later time if they believe it is needed.

Restoration Update

Generator	Elevator	Gardens
<ul style="list-style-type: none">• New batteries were installed• Leak Repaired• Belts and tubes are being replaced	<ul style="list-style-type: none">• One elevator is still down. The service team will be coming back with parts, and to do additional diagnostic work.	<ul style="list-style-type: none">• Mulching and placement of river rock in the gardens and around most of the building have been completed• The gardens on the pool side will be addressed after the fence and pavers have been repaired.

Carports	Roof	Clubhouse
<ul style="list-style-type: none">• The inspectors coming next week will be carefully examining the carports to determine what the insurance carrier will cover• Once we know, a temporary parking plan will be provided for each owner, and the carport work will begin.	<ul style="list-style-type: none">• A full roof replacement is in order, we are just waiting on the final settlement in order to begin the work.	<ul style="list-style-type: none">• The clubhouse will be part of the inspection next week.• We cannot begin our repairs until the insurance carrier finalizes the settlement

Domestic Water Pump	Fire Pump	Irrigation System
<ul style="list-style-type: none">• New motor was installed	<ul style="list-style-type: none">• Leak Repaired	<ul style="list-style-type: none">• Leak repaired

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Pool	Fence	Pavers
<ul style="list-style-type: none">• pool filter and pump have been replaced• An HVAC inspection of the heaters has been ordered• Once the fence is up, and the pavers are in place, an inspection from Lee County will be scheduled to approve the opening of the pool.	<ul style="list-style-type: none">• The fence pieces have arrived and will be installed as soon as the permit has been approved.• Commercial permits go through a more rigorous approval process than residential permits	<ul style="list-style-type: none">• The pavers are ordered.• The repair to the existing pavers will be done first so the pool can open once the fence is in.• The extension pavers will be completed sometime this summer.

Electrical	Entrance
<ul style="list-style-type: none">• The wiring on the far side of the parking lot is scheduled to be repaired on May 15th, 16th.• The photometric plan for our parking lot lights was completed by Lee County	<ul style="list-style-type: none">• We are exploring fountain options for the lobby area

Temporary Parking Plan

The renovation of the carports poses some parking challenges. We have asked our General Contractor to repair one carport at a time. We will relocate the cars from that carport while the work is being done. Once completed, those owners will move their cars back to their spots, and the next group of cars will be relocated.

We will be using every available space in our parking lot for the displacement of the cars during this renovation. If you are seasonal, and your spot is open, we will use it for this temporary shuffling of cars. If you have already given another owner permission to use your spot, you need to put this in writing and send it via email to a board member to place in the office for you. If you have left a car here, but are back up north, please provide keys to a trusted neighbor or friend to move your car when construction begins.

As you can see, much of the areas of damage that have been addressed already are the “invisibles”. Although these are important to a well functioning property, we are all anxiously waiting for the major construction projects to begin, and are looking forward to seeing life at Moorings Point go back to normal. Thank you for your ongoing patience!

Respectfully,

Moorings Point Board of Directors